Karen Johnson Davidson County
Batch# 904473 DEEDWARR
08/17/2022 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20220817-0093278

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $130,000.00.

Affiant

Subscribed and sworn before me this the 16th day of August, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elaina Marshall 5008 Ashley Drive Nashville, TN 37211	Newowner	161-02-0 093.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES W. DYE AND WIFE, WANDA H. DYE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELAINA MARSHALL AND CHARLOTTE MILLER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of McMurray Hills, of record in Book 3700, page 5, Register's Office for said County, as follows:

Said Lot No. 29 fronts 120 feet on the northeasterly side of Adhley Drive and runs back 143.6 feet on the southeasterly line and 130 feet on the northwesterly line to a dead line in the rear on which it measures 42 feet.

Being the same property conveyed to Charles W. Dye and wife, Wanda H. Dye, by deed dated 07/11/1968, from Kenneth T. Irwin and wife, Marilyn Irwin, of record in Book 4251, page 272, Register's Office for said County.

Charles W. Dye is one and the same as Charles Wayne Dye. Wanda H. Dye is one and the same as Wanda Hazelwood Dye.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5008 Ashley Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of August, 2022.
Charles Wayne Dye
by Rachel Dye Kerstetter as Attorney-in-Fact

Charles Wayne Dye
By: Rachel Dye Kerstetter as Attorney-in-Fact

STATE OF North Carolina
COUNTY OF Johnston

On this 16 day of August 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Rachel Dye Kerstetter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles Wayne Dye, by Rachel Dye Kerstetter Power of Attorney dated December 6, 2019, and who acknowledged that he executed the same as the free act and deed of Charles Wayne Dye. he/she

Witness my hand and official seal this 16 day of August, 2022.

My Commission Expires: 1-10-2025

Notary Public

Witness my hand this the 16th day of August, 2022.
Wanda Hazelwood Dye
by Rachel Dye Kerstetter as Attorney-in-Fact

Wanda Hazelwood Dye
By: Rachel Dye Kerstetter as Attorney-in-Fact

STATE OF North Carolina
COUNTY OF Johnston

ANN K WOOD
Notary Public
Johnston
County
My Comm. Exp.
1-10-2025
NORTH CAROLINA

On this 16 day of August, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Rachel Dye Kerstetter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles Wayne Dye, by Rachel Dye Kerstetter Power of Attorney dated December 6, 2019, and who acknowledged that he executed the same as the free act and deed of Wanda Hazelwood Dye. she/he

Witness my hand and official seal this 16 day of August, 2022.

My Commission Expires: 1-10-2025

Notary Public

ANN K WOOD
Notary Public
Johnston
County
My Comm. Exp.
1-10-2025
NORTH CAROLINA

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 8-16-22.

Affiant Signature

8-17-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 17 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY